

Community Development Administration
City of St. Louis
1520 Market Street, Suite 2000
St. Louis, MO 63103

REQUEST FOR PROPOSALS (RFP)



The Community Development Administration of the City of St. Louis (CDA) and the Land Reutilization Authority (Owner) hereby solicit your rehabilitation proposal for the following property:

Address: 5024 Dewey Avenue (63116)

Type of property: Single-family residence

Neighborhood: Dutchtown in the 13th Ward

Incentives:

It is anticipated that 10-year real property tax abatement will be provided. With sufficient justification, a partial (or full) acquisition write-down and/or construction gap financing may also be considered. However, your proposal should factor in any relevant tax credit programs and provide a budget and narrative explaining why incentives are needed to make your project feasible.

Replying to this RFP:

For access to the site and/or assistance in completing the RFP forms, contact:

Matthew Sisul, Housing Development Analyst, Community Development Administration,
(314) 657-3814 or by email to sisulm@stlouis-mo.gov.

Please supply the following information in your proposal:

1. Names, Addresses, phone numbers of Developer, General Contractor, Architect, Construction Lender, any known Consultants
2. Description of your plans for this property, including:
 - a. Use for the property (for example, single-family, townhouses, mixed-use, etc.)
 - b. Exterior improvements planned, including landscaping, fences, parking, etc.
 - c. Interior features planned, including number of bedrooms and baths
3. Time frame for beginning project and schedule for completion
4. Financial statements, references
5. List of residential projects completed or underway, especially experience with similar projects
6. Marketing plans: real estate broker, signage, advertising, and fair housing outreach
7. Financial structure, including any partnerships planned or anticipated
8. Total projected development cost, sales or rental projections, and a square foot construction budget should be included
9. Your offer for this property

Process:

- Following receipt of proposal(s), CDA staff will review proposals and consult with alderman, seeking community input where possible.
- CDA staff will notify chosen developer of acceptance of proposal and request 6-month assignment of LRA option to developer.
- Developer will then complete a full application package, including drawings, and detailed budget. Excel spreadsheets are available from CDA staff.
- Proposals will be received at the above address any time after the date of this announcement and until such time as a developer has been selected. Please check the CDA Residential Development RFP webpage for deadlines and notice of selected developers or changes to RFPs.

<http://www.stlouis-mo.gov/government/departments/community-development/residential-development/procurement/>

Requirements:

- Support of Alderman
- Experience with similar projects
- Acceptable time frame for completion
- Acceptable offer for the property
- Acceptable development costs and construction budget with subcontractors
- Completed application package
- Application for Missouri Neighborhood Preservation Tax Credits
- Application, if eligible, for Missouri Historic Preservation Tax Credits
- City of St. Louis business license and ability to pass city tax clearance

Other guidelines:

All proposed construction will be subject to review and approval to ensure the development meets architectural guidelines and housing goals developed by the Community Development Administration and the City of St. Louis. In awarding the development, the owners may take into consideration: skills, facilities, capacity, experience, ability, responsibility, previous work, and financial standing; amount of other work being carried on by developer; and necessity of prompt and efficient completion of the work. Inability of any developer to meet the requirements mentioned above may be cause for rejection of proposal. The owners reserve the right to reject any or all proposals.

By submission of a proposal, the applicant agrees to take every reasonable effort to make maximum use of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE). The goal is "Maximum Utilization of MBE and WBE", with a minimum of 25% MBE plus 5% WBE of the potential subcontract amount.

**Community Development Administration
An Equal Opportunity Employer**

The funding of this project is financed in part through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).

DEVELOPMENT BUDGET - FOR SALE PROJECT

1. Acquisition Costs:

Acquisition	\$ _____
Appraisal	\$ _____
Closing Costs	\$ _____
Title Insurance	\$ _____
Recording Fees	\$ _____

Total Acquisition Costs

\$ _____

2. Development Costs

Developer's Fee	\$ _____
Legal/Accounting Fees	\$ _____
Consulting Fees	\$ _____

Total Development Costs

\$ _____

3. Construction Costs

Architect	\$ _____
Engineering	\$ _____
Survey	\$ _____
Permits	\$ _____
Construction Costs	\$ _____
Contractor Profit (_____% of Construction Costs)	\$ _____
Utilities	\$ _____
Insurance	\$ _____
Taxes	\$ _____
Construction Loan Fees	
Disbursing Fees	\$ _____
Interest (_____% for _____ months)	\$ _____
Occupancy Certificates	\$ _____
Contingency Reserve (_____% of Construction Costs)	\$ _____

Total Construction Costs

\$ _____

4. Marketing and Sale Costs

Advertising and Marketing	\$ _____
Holding Costs	\$ _____
Sale Costs	
Commission _____%	\$ _____
Appraisal	\$ _____
Closing	\$ _____
Title Insurance	\$ _____
Recording Fees	\$ _____

Total Marketing and Sale Costs

\$ _____

Total Development Cost (TDC)

\$ _____

CONSTRUCTION FINANCING SOURCES

Private Construction Loan	\$ _____
Developer Equity	\$ _____
Anticipated Tax Credit Equity	\$ _____
Costs Not Incurred During Construction (Reserves, Developer Fees)	\$ _____
Deferred Developer Fee	\$ _____
CDA Gap Assistance	\$ _____
Other	\$ _____
Total Construction Financing Sources	\$ _____

PERMANENT FINANCING SOURCES

Project Income (Sale of Units):	
_____ units @ \$ _____ =	\$ _____
_____ units @ \$ _____ =	\$ _____
_____ units @ \$ _____ =	\$ _____
_____ units @ \$ _____ =	\$ _____
Total Home Sales Proceeds	\$ _____
Anticipated Tax Credit Equity	\$ _____
CDA Gap Assistance	\$ _____
Other	\$ _____
Total Permanent Financing Sources	\$ _____

CDA Assistance Request

Total Development Cost	\$ _____
Appraised Value	- \$ _____
Total Development Subsidy	\$ _____